

## PC ACTION

### 12. *Mason Road*



**APPLICANT:** Kerry R. Gilbert & Associates

**KEY MAP:** 405

**LAMBERT:** 4460, 4461, 4462, 4463, 4464

**JURISDICTION:** ETJ, Harris Co.

**PROPOSAL:** To realign Mason Road, a designed major thoroughfare between proposed West Road and West Little York. Upon review staff would revise the extents of the request to align with the existing termination of Mason at Clay Road. The realignment would fall east of the proposed segment E of the Grand Parkway.

**APPLICANT JUSTIFICATION:**  
(See attached KGA letter)

**STAFF RECOMMENDATION:** REALIGNMENT of Mason Road on the Major Thoroughfare and Freeway Plan between proposed West Road and Clay Road.

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**JUSTIFICATION:** The realignment is needed to separate the Mason Road from the finalized location of the Grand Parkway, Segment E. The separation will be approximately 1,600 feet and will permit development that has frontage on the Grand Parkway, a limited access highway, to have secondary frontage on Mason Road. Mason will parallel the Grand Parkway in this location

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providing adjacent property with two-way major thoroughfare access. South of Clay and north of West Road, Mason already parallels the Grand Parkway, Segment E.

## FACTORS ASSESSED: History, Platting, and Right-of-way

Major Thoroughfare and Freeway Plans for 1966, 1969 and 1972 identified Mason Road as an overlay to the Grand Parkway proposed location. The 1976 MTFP showed Mason as a separate road from the Grand Parkway, between West Little York and West Road. The status was indicated as two portions. One segment was identified as “sufficient width” while the other was identified as “to be acquired.” By 2005 “sufficient width” status existed for West Little York to FM 529 while “to be acquired” status existed for Mason Road. The corridor location for Mason Road was indicated overlapping the preferred alternative Grand Parkway corridor alignment. It is preferred that the Mason Road location run parallel to the eastern side of the Grand Parkway. A Mason Road alignment approximately 1600 feet parallel to the Grand Parkway corridor would provide for adequate frontage on the Grand Parkway, as well as along Mason Road.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
Canyon Village at Cypress Springs Sec 10	September 8, 2005	406P	SF Residential (public street)	15.98	101	0
Canyon Village At Cypress Springs Sec 4	September 2, 2004	406P	SF Residential (public street)	13.15	84	0
Canyon Village at Cypress Springs Sec 7	April 1, 2004	406P	SF Residential (public street)	16.27	82	0
Canyon Village at Cypress Springs Sec 8	September 16, 2004	406P	SF Residential (public street)	14.85	72	0
Canyon Village at Cypress Springs Sec 9	July 28, 2005	406P	SF Residential (public street)	17.67	109	0
Egret Lakes	December 9, 2004	406N	SF Residential (public street)	190.00	0	0
Hessed no 5 Subdivision	August 5, 2004	406P	Commercial	10.19	0	0
Highland Creek Ranch Sec 5	September 8, 2005	406P	SF Residential (public street)	14.89	92	0
Highland Creek Ranch Sec 6	February 16, 2006	406P	SF Residential (public street)	12.58	74	0
Lakeville Sec 5	March 18, 2004	406T	SF Residential (public street)	7.48	70	0
Lakeville Sec 6	December 9, 2004	406T	SF Residential (public street)	8.37	78	0
Lakeville Sec 7	December 9, 2004	406T	SF Residential (public street)	15.11	105	0
Matzinger Tract GP	March 16, 2006	405D	General Plan	1429.30	0	0
Orellana Subdivision	April 15, 2004	405Y	SF Residential (public street)	5.00	1	0
Settlers Village Sec 3 partial replat no 1	August 11, 2005	406T	SF Residential (public street)	1.11	6	0
Woodbridge Estates HC GP	December 8, 2005	406N	General Plan	211.24	0	0
Woodbridge Estates HC Sec 1	December 8, 2005	406N	SF Residential (public street)	61.62	279	0

## RIGHT-OF-WAY STATUS

Many of the designated thoroughfare exists as rights-of-way ‘to be widened’ roads. Many area rural roads have been designated as major thoroughfares, and as development occurs these roads will be widened through dedication. In the cases of Clay, Mason and Morton, Harris County has identified in t heir Capital Improvements Plan that these roads shall be improved over the next four years.

Street	From	To	Street Type	ROW (ft)	ROW Status
FM 529	Katy Hockley Cutoff	Baker Cypress	State FM	100	Dedicated/Constructed
W Little York	Barker Cypress	Fry	Thoroughfare	100	Dedicated/Constructed

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W Little York	Fry	Peek	Thoroughfare	100	To be widened
W Little York	Peek	Katy Hockley Cutoff	Thoroughfare	100	To be acquired
Kieth Harrow	Greenhouse	Fry	Thoroughfare	100	Sufficient width
Kieth Harrow	Fry	Katy Hockley Cutoff	Thoroughfare	100	To be widened
Clay	Barker Cypress	Fry	Thoroughfare	100	Sufficient width
Clay	Fry	Stockdick School	Thoroughfare	100	To be widened
Clay	Stockdick School	Katy Hockley Cutoff	Thoroughfare	100	To be acquired
Morton	Barker Cypress	Westgreen	Thoroughfare	100	Sufficient width
Morton	Westgreen	Westgreen	Thoroughfare	100	To be acquired
Morton	Westgreen	Mason	Thoroughfare	100	Sufficient width
Morton	Mason	Katy Hockley Cutoff	Thoroughfare	100	To be widened
Franz (Saums)	Barker Cypress	Greenhouse	Thoroughfare	100	To be widened
Franz	Greenhouse	SH 99 (Peek)	Thoroughfare	100	Sufficient width
Franz	SH 99 (Peek)	Katy Hockley Cutoff	Thoroughfare	100	To be widened
Katy Hockley Cutoff	Franz	Morton	Thoroughfare	100	To be acquired
Katy Hockley Cutoff	Morton	Clay	Thoroughfare	100	Sufficient width
Katy Hockley Cutoff	Clay	FM 529	Thoroughfare	100	To be widened
Fry	Franz	FM 529	Thoroughfare	100	Sufficient width

## Harris County Capital Improvement Plan Mason Area

Year	Proj No	Street	Description	Amount
05-06	B30005	Barker Cypress – West Little York to FM 529		4,300,000
05-06	B30310	Greenhouse – Clay to Kieth Harrow		2,200,000
06-07	B30047	Clay – Elrod to Lakes of Bridgewater		2,700,000
06-07	B40018	Clay – Peek to Elrod		6,500,000
07-08	B30407	Mason – Maple Village to Schiel		2,000,000
07-08	B30312	Morton – Williamette to Mason		4,000,000
07-08	B30031	Morton – Mason to Raintree Village		3,200,000
08-09	B30409	Mason – Chesterwick to Rock Canyon		1,500,000
08-09	B30420	Mason – Schiel to Schiel		<u>2,200,000</u>
				\$28,600,000

Source: Harris County Public Infrastructure Department,  
Capital Improvements Plan, 2005-2010, 2005.

## SPACING

The thoroughfare spacing conforms to a one-mile grid given few geographic limitations.

Street	From	To	Street Type	Direction	Spacing
FM 529	Peek	Stockdick School	State FM	east-west	1.07 mi
FM 529	Stockdick School	Westgreen	State FM	east-west	1.07 mi
FM 529	Westgreen	Fry	State FM	east-west	0.97 mi
FM 529	Fry	Greenhouse	State FM	east-west	1.22 mi
FM 529	Greenhouse	Barker Cypress	State FM	east-west	1.72 mi
Westgreen	Clay	Kieth Harrow	Thoroughfare	north-south	0.95 mi
Westgreen	Kieth Harrow	W Little York	Thoroughfare	north-south	1.05 mi
Westgreen	W Little York	FM 529	Thoroughfare	north-south	1.24 mi
Westgreen	FM 529	Logenbaugh	Thoroughfare	north-south	0.89 mi

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Westgreen      Logenbaugh      West      Thoroughfare      north-south      0.81 mi

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## MOBILITY

2025 Level of Service data only extends to Katy Hockley. West of that line there are no projections. From existing data for designated thoroughfares east of the proposed amendment the build out projections should leave most thoroughfares with level of services A-C. This would range from “primarily free flow” to “stable operations.”

Street Name	To	From	2005 V	LOS	2025 V	LOS
FM 529	Katy Hockley Cutoff	SH 99			12573	B
FM 529	SH 99	Fry			18653	C
FM 529	Fry	Baker Cypress			18443	C
W Little York	Fry	Baker Cypress	15945	C	30263	E
Kieth Harrow	Katy Hockley Cutoff	SH 99			3232	A
Kieth Harrow	Westgreen	Fry			23920	D
Kieth Harrow	Greenhouse	Baker Cypress	986	A	17501	C
Clay	Katy Hockley Cutoff	Peek	614	A	9194	B
Clay	Peek	SH 99			10665	B
Clay	SH 99	Westgreen			22342	D
Clay	Westgreen	Fry			17685	C
Clay	Fry	Greenhouse	16540	C	24797	D
Clay	Greenhouse	Baker Cypress	19459	C	27671	E
Morton	Katy Hockley Cutoff	Peek	4321	B	9048	B
Morton	Peek	SH 99	4321	B	7906	A
Morton	SH 99	Mason	4321	B	4896	A
Morton	Mason	Fry	10608	D	18263	C
Morton	Fry	Greenhouse	10608	D	20399	D
Morton	Greenhouse	Baker Cypress	10608	D	24296	D
Franz	Katy Hockley Cutoff	Peek	11316	D	11056	B
Franz	Peek	SH 99	11316	D	17482	C
Franz	SH 99	Mason	11316	D	19877	C
Franz	Mason	Westgreen			21486	D
Franz	Westgreen	Fry			11418	B
Franz	Fry	Greenhouse			2677	A
Franz	Greenhouse	Baker Cypress			11532	B
Katy Hockley Cutoff	Franz	Morton	7355	C	7786	A
Katy Hockley Cutoff	Morton	Clay	5419	B	7996	B
Katy Hockley Cutoff	Clay	Kieth Harrow	1423	A	8483	B
Katy Hockley Cutoff	Kieth Harrow	FM 529			5547	A
SH 99	Morton	Clay			107662	F
SH 99	Clay	Kieth Harrow			107550	F
SH 99	Kieth Harrow	FM 529			96069	F
Fry	Franz	Morton			24364	D
Fry	Morton	Clay	23711	D	20574	D
Fry	Clay	Kieth Harrow	12421	B	23687	D
Fry	Kieth Harrow	W Little York			20939	D
Fry	W Little York	FM 529			16492	C

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Sources.

HCPID, Engineering Division, Traffic Volumes, Update 2005.

HGAC, 2025 Regional Traffic Model.

### Legend

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PLANNING & DEVELOPMENT  
DEPARTMENT,  
CITY OF HOUSTON

